

**Town of East Hampton  
Architectural Review Board  
159 Pantigo Road, East Hampton, NY 11937**



**Date: July 28<sup>th</sup> 2016  
Time Started: 6:00 p.m.**

**MINTUES:**

**Members Present:** Richard Myers, Chairman  
Peter Gumpel, Vice Chairman  
Edwin Geus, Member  
Edward Krug, Member  
Betsy Smith, Member

**Also Present:** NancyLynn Thiele, Asst. Town Attorney  
Nora Jacobs, Clerk Typist

**Absent from Meeting:** Denise Savarese, Legislative Secretary

**MINUTES**

**Member Geus made a motion to approve the Minutes of May 26<sup>th</sup> 2016 Vice Chairman Gumpel seconded. All members were in favor. Member Krug made a motion to approve the Minutes of June 09<sup>th</sup> 2016 Member Geus seconded. All members were in favor. Member Smith made a motion to approve the Minutes of July 14<sup>th</sup>, 2016 Member Geus seconded. All members were in favor.**

**HISTORIC DISTRICT AND LANDMARKS**

**Alexandra Hesse & Peter Gutman  
Simon Templeton  
C/o Richard E. Whalen  
PO Box 2759  
Amagansett, NY 11930**

**SCTM# 300-172-8-18  
326 Bluff Road  
Amagansett, NY**

Vice Chairman Gumpel made a motion to approve the proposed the enclosure. Member Krug second motion. All members were in favor.

Board approved a new front door and windows facing Bluff Road; a new wooden deck over proposed front door (still facing Bluff Road); replace covered porch on the north side of residence with enclosed stairway addition to house having same footprint as existing porch; two new decks on north side of residence; minor changes to existing doors and windows. Survey prepared by David H. Fox L.S, P.C last revised July 13, 2016. Proposed North Facing Elevation plans dated 6/7/16 by Templeton Associates Architects and designers – Bluff PR 01 thru Bluff PR 07 and Proposed Drawing Detailed Series by Simon Templeton dated July 2016- Bluff PR DT 01, Bluff PR DT 03 and Bluff PR DT 04.

David Zander  
C/o Joel Halsey  
PO Box 5030  
Montauk, NY

SCTM# 300-32-6-2  
153 DeForest Road  
Montauk, NY

Member Smith made a motion to approve the changes to the addition as modified. Member Krug second motion. All members were in favor.

Board approved construction of a 462.72 sq. ft. single story addition to the north side of the residence, with 467.6 deck and 59.34 steps from deck a 903 sq. ft. pool and sanitary upgrade Sky Lights to be removed. North Elevation Pitch to be modified instead of angle to be straight line as depicted and initial on Scheme #4 initialed and dated 7/28/2016. Specification Sheets A1-0, A2-1, A2-2, A2-3, A2-4 A3-, A3-2, A3-3, A3-4, A4-1, A5-1 by Allan Greenberg Architect dated February 10, 2016. Survey prepared by James P. Walsh last revised February 4, 2016.

#### **BUSINESS SIGN**

East End Apparel Co.  
C/o Manny Vilar  
200B Springs Fireplace Rd.  
East Hampton, NY

SCTM# 300-147-4-34.1

**Application pending and tabled until the next ARB meeting at the request of the Applicant.**

**FENCES, WALLS & BERMS**

**Francis Levy  
C/o Robin Conklin  
P.O Box 3078  
East Hampton, NY**

**SCTM# 300-200-3-5  
161 Wainscott Main St.  
Wainscott, NY**

**Application tabled until the next ARB meeting. No parties showed on Behalf of Applicant.**

**Rochelle Dobbs  
C/ o Candice Dobbs  
1385 York Avenue – 35F  
New York, NY**

**SCTM#300-92-03-32  
19 Springwood Lane  
East Hampton, NY**

**Application pending and tabled until the next ARB meeting. No parties showed on Behalf of Applicant.**

**James Bohm III  
C/o Paulo Chuya TRI-R Service Inc  
P.O Box 5068  
East Hampton, NY 11937**

**SCTM# 300-187-1-20.8  
38 Huntting Ave  
East Hampton, NY**

**Application tabled until the next ARB meeting. No parties showed on Behalf of Applicant.**

**Benjamin Pardo/ David Gresham  
C/o Fleming & Darrell PLLC  
10 Gingerbread Lane  
East Hampton, NY 11937**

**SCTM# 300-160-3-10  
64 Cooper Lane  
East Hampton, NY**

**Member Smith made a motion to approve modification as indicated on the Survey June 24, 2016. Vice Chairman Gumpel seconded. All members were in favor.**

**Architectural Review Board hereby approves a 5 ft. high masonry brick wall to be a total length of 34 ft. Sand colored brick. Wall is to be setback over 30 ft. from the sidewalk and over 45 ft. from the edge of road way (Cooper Lane).**

**Pavillon Hamptons LLC  
C/o Fleming & Darrell PLLC  
10 Gingerbread Lane  
East Hampton, NY 11937**

**SCTM# 300-185-2-29  
19 Route 114  
East Hampton, NY**

**Application tabled until the next ARB meeting at the request of the applicant's attorney.**

**John W. Hadden II & Amie B. Hadden  
25 East 86<sup>th</sup> Street  
New York, NY 10028**

**SCTM# 300-149-1-15  
57 Buells Lane Ext.  
East Hampton, NY**

**Application tabled until the next ARB meeting. No parties showed on Behalf of Applicant.**

**Crystal Mews Group, LLC.  
6 Corey Ct.  
East Hampton, NY 11937**

**SCTM# 300-188-02-05  
250 Pantigo Rd  
East Hampton, NY**

**Member Geus made a motion to accept application with revisions. Vice Chairman Gumpel second motion. All members were in favor.  
Architectural Review Board hereby approves a 6 ft. fence from 20 ft. to 25 ft. starting at the Northwest corner of the property line and extending southward. The fence would run at 8 ft. in height for an additional 65 length of feet for a total of approximately 90 lengths of feet until it meets with an existing fence. Fencing installed will be cedar and identical to that erected on the southwest corner of the perimeter adjacent to the tennis courts.**

**Malachy Kelly  
26 Orkney Road  
East Hampton, NY**

**SCTM# 300-23-5-28**

**Application tabled until the next ARB meeting at the request of the Applicant.**

**Timothy Boerkoel  
C/o Ramon Martinez  
PO Box 571  
Wainscott, NY 11975**

**SCTM# 300-197-7-2.6  
19 Elisha's Path  
Wainscott, NY 11975**

**Application tabled until the next ARB meeting at Applicant request.**

**Andrew Taiani  
C/o David M. Kirst  
Egan & Matthews PLLC  
241 Panitgo Road  
East Hampton, NY 11937**

**SCTM# 300-80-10-07  
12 Parson Close  
Springs, NY**

**Application tabled until the next ARB meeting at the request of the applicant's attorney.**

**COMMERCIAL SITE**

**Stillwater Properties LLC  
C/o Aran Construction Inc.  
Joe Quinn  
P.O Box 2575  
East Hampton, NY 11937**

**SCTM#300-192-03-43.1  
257 Pantigo Rd  
East Hampton, NY**

**Member Krug made a motion to accept the plans as amended. Vice Chairman Gumpel seconded. All members were in favor.**

**Architectural Review Board hereby approves the reconstruction of a pre-existing porch including three sets French wood vinyl clad exterior patio doors, shingling, cedar roofing, 4 square columns and window on the 3rd floor to be 60 percent of the current window in place and kind. Survey prepared by George Walbridge Surveyors, P.C. dated Nov. 16, 2012. Specification Sheets contained in Board Files A001,A100 – Demolition Plans, A100 – Floor Plans, A101 – Floor Plans, A200 Elevation/ and Section A201 – Elevations.**

**ARK Construction Co, Inc  
182 Springs Fireplace LLC  
C/o Green Logic LLC  
425 Country Rd 39A – Suite 202  
East Hampton, NY 11937**

**SCTM# 300-147-06-02  
182 Springs Fireplace Rd  
East Hampton, NY**

**Member Krug made a motion to approve as submitted. Member Geus second motion. All members were in favor.**

**Architectural Review Board hereby approves roof mounted solar electric panels. Survey prepared by David L. Saskas dated October 3, 2013. Specification Sheets of Installation Detail provided by SunFrame last modified on 9/15/09 (6 pages) Stamped Approved. Photographs rendering submitted by Green Logic Energy in board file.**

**East Hampton Housing Authority  
Seymorr Schutz LP  
316 Accabonac Rd  
East Hampton, NY**

**SCTM# 300- 149-2-56.3**

**Application tabled until the next ARB meeting. No parties showed on Behalf of Applicant.**

**Shore 2 Wireless Inc.  
Amagansett Fire Department  
5550 Merrick Road Suite 302  
Massapequa, NY**

**SCTM# 300-150-3-16.1  
439 Main Street  
Amagansett, NY**

**Vice Chairman Gumpel made a motion to accept application as submitted. Member Geus second motion. All members were in favor.**

**Architectural Review Board hereby approves replacing three antennas near the top (141' 8") of a 150' tall monopole, swapping location of two existing antennas, replacing three remote radio heads, adding three remote radio heads, installing associated equipment and cabling. Also new ground level equipment with the existing enclosure. Specification sheets ANT-100, 101,102,103,110.0,111.0,112.0,120.0,130.0,140.0,150.0,160.0,170.0, and E-100.0,110.0,111.0,120.0,130.0 prepared by Salient Architects, LLC and Charles J. Whelan, AIA contained in board files. Survey prepared by Robert Henry Roper**

**and Compound Detail & General Notes V-101,102 prepared by American Tower ATC Tower Services, Inc. in board's file.**

**COMMENTS TO PLANNING BOARD**

**Three Mile Harbor Marina  
6 Boatyard Road  
East Hampton, NY**

**SCTM# 300-120-1-2, 3 & 10**

**Board had no comment about this application. Letter to be forwarded to the Planning Board.**

**New Cingular Wireless  
Flamingo Road & Fairmont Avenue  
Montauk, NY**

**SCTM# 300-16-2-13**

**Board had no comment about this application. Letter to be forwarded to the Planning Board.**

**New Cingular Wireless  
465 Old Stone Hwy  
Springs, NY**

**SCTM# 300-103-6-23**

**Board had no comment about this application. Letter to be forwarded to the Planning Board.**

**Hampton Racquet at Green Hollow  
172 Buckskill Road  
East Hampton, NY**

**SCTM# 300-184-3-11**

**Board had no comment about this application. Letter to be forwarded to the Planning Board.**

**249 Fort Pond LLC (The Arbor)  
240 Fort Pond Road  
Montauk, NY**

**SCTM# 300-16-2-38**

Board had no comment about this application. Letter to be forwarded to the Planning Board.

Golden Car Wash  
378 Montauk Highway  
Wainscott, NY

SCTM# 300-197-1-38, 39 & 40

Chairman Meyer's comments were forwarded to the Planning Board.  
Comments regarding the above-referenced application:

- Fence on northwest and southwest property lines to be of cedar or like material
- Eliminate 3 of the 9 vacuum bays on east property line freeing the corner fencing Montauk Highway of visual blight, clearing the site line on East Gate Road and reducing building of bays observed by the public
- Re-design landscape at corner of East Gate Road and Montauk Highway
- Eliminate 2 double shield light stations from East Gate Road property line
- Identify structure at Northwest corner of property – is it for Storage – Trash – Fenced – Landscaped
- Reduce height of lighting towers lumen and specify color of light
- Parking should not be allowed on East Gate Road

#### ISSUANCE OF CERTIFICATE OF OCCUPANCY

Lisa Niggles  
46 West Drive North  
East Hampton, NY 11937  
Resolution Dated: 1/12/2016

SCTM# 300-143-1-12.6

Member Geus made a motion to approve application for a Certificate of Occupancy. Vice Chairman Gumpel second motion. All members are in favor. Letter to be forwarded to the Building Department

Gurneys Inn Resort & Spa LTD  
290 Old Montauk Highway

SCTM# 300-87-3-28.1



**Montauk, NY**  
**Resolution Dated: 1/12/2016**  
**1/26/2016**

**Member Smith made a motion to approve application for a Certificate of Occupancy. Member Geus second motion. All members are in favor. Letter to be forwarded to the Building Department**

**Randy Pyburn**  
**24 Cordwood Lane**  
**East Hampton, NY**  
**Resolution Dated: 7/14/2006**

**SCTM# 300-91-1-16.11**

**Application for Certificate of Occupancy is Table until next ARB meeting.**

**Larry Gagosian**  
**420 Further Lane**  
**Amagansett, NY**  
**Resolution Dated: 06/22/2015**

**SCTM# 300-189-05-2.1**

**Member Krug made a motion to approve application for a Certificate of Occupancy. Member Geus second motion. All members were in favor. Letter to be forwarded to the Building Department**

**Chris & Carla Concannon**  
**747 Old Montauk Highway**  
**Montauk, NY**  
**Resolution Dated: 10/30/2014**

**SCTM# 300-47-1-12**

**Member Smith made a motion to approve application for a Certificate of Occupancy. Member Geus second motion. All members are in favor. Letter to be forwarded to the Building Department**